

# 9285 CULEBRA RD

San Antonio, TX 78251

RETAIL PROPERTY FOR SUBLEASE



## PROPERTY DESCRIPTION

Now available for sublease, this freestanding former CVS offers ±10,908 SF of prime retail space at the signalized intersection of Culebra Road and Grissom Road. Positioned in a dense retail corridor with strong traffic counts and surrounded by national retailers, this highly visible building provides excellent signage opportunities and ample parking, making it ideal for a variety of users. Strategically located just minutes from Loop 410 and Loop 1604, the site benefits from strong daytime population and consistent consumer traffic from the surrounding residential neighborhoods and nearby schools.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Contact Broker
<b>Available SF:</b>	10,908 SF
<b>Lease Expiration Date:</b>	February 2036
<b>Building Size:</b>	10,862 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	4,937	44,498	128,123
<b>Total Population</b>	14,140	120,075	352,459
<b>Average HH Income</b>	\$100,981	\$97,718	\$98,728

## CHARLIE SCOTT

Brokerage  
512.820.2383  
[cscott@z3realestate.us](mailto:cscott@z3realestate.us)

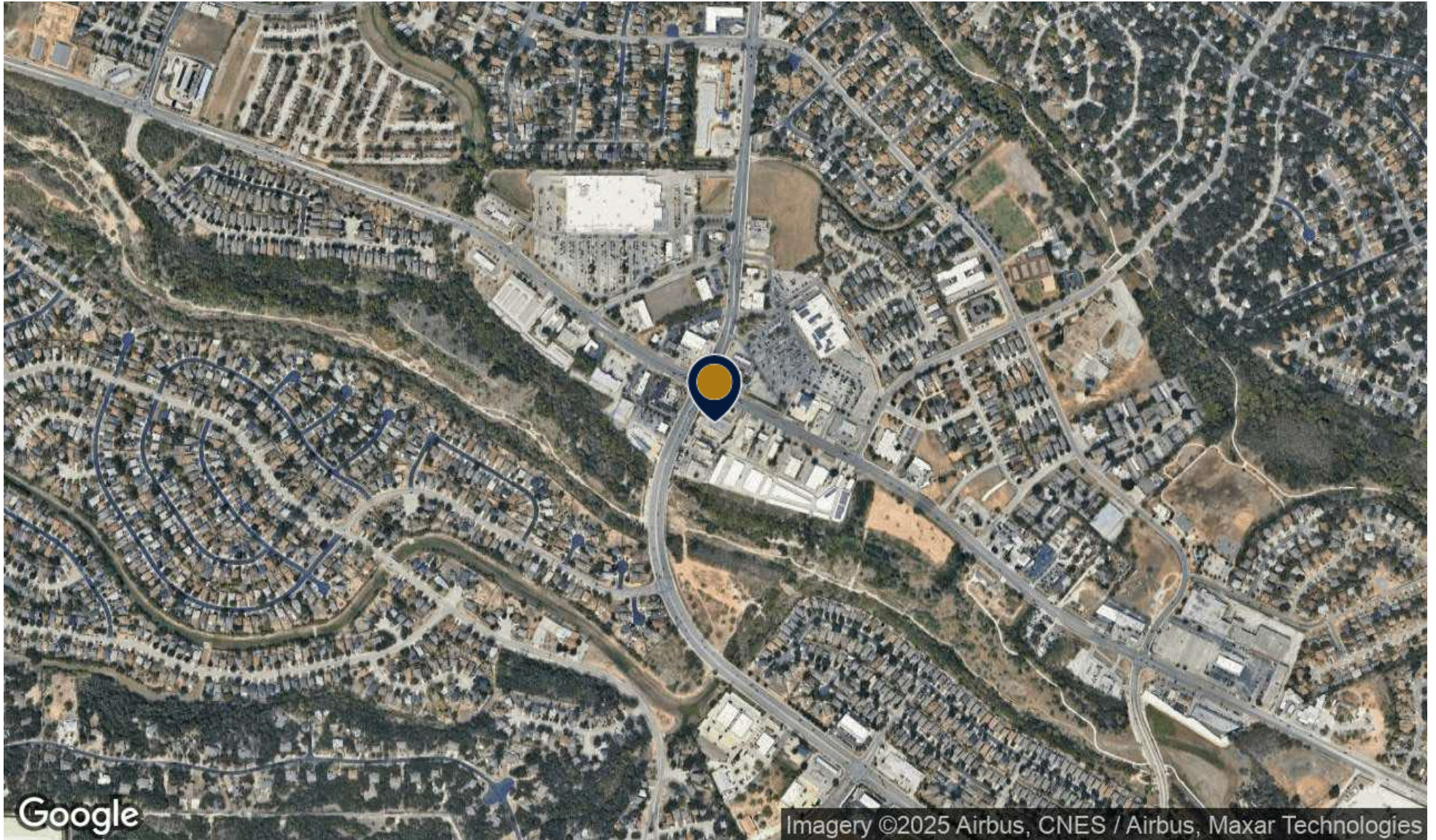
301 Camp Craft Road  
Austin, TX 78746  
832.723.1218  
[z3realestate.us](http://z3realestate.us)



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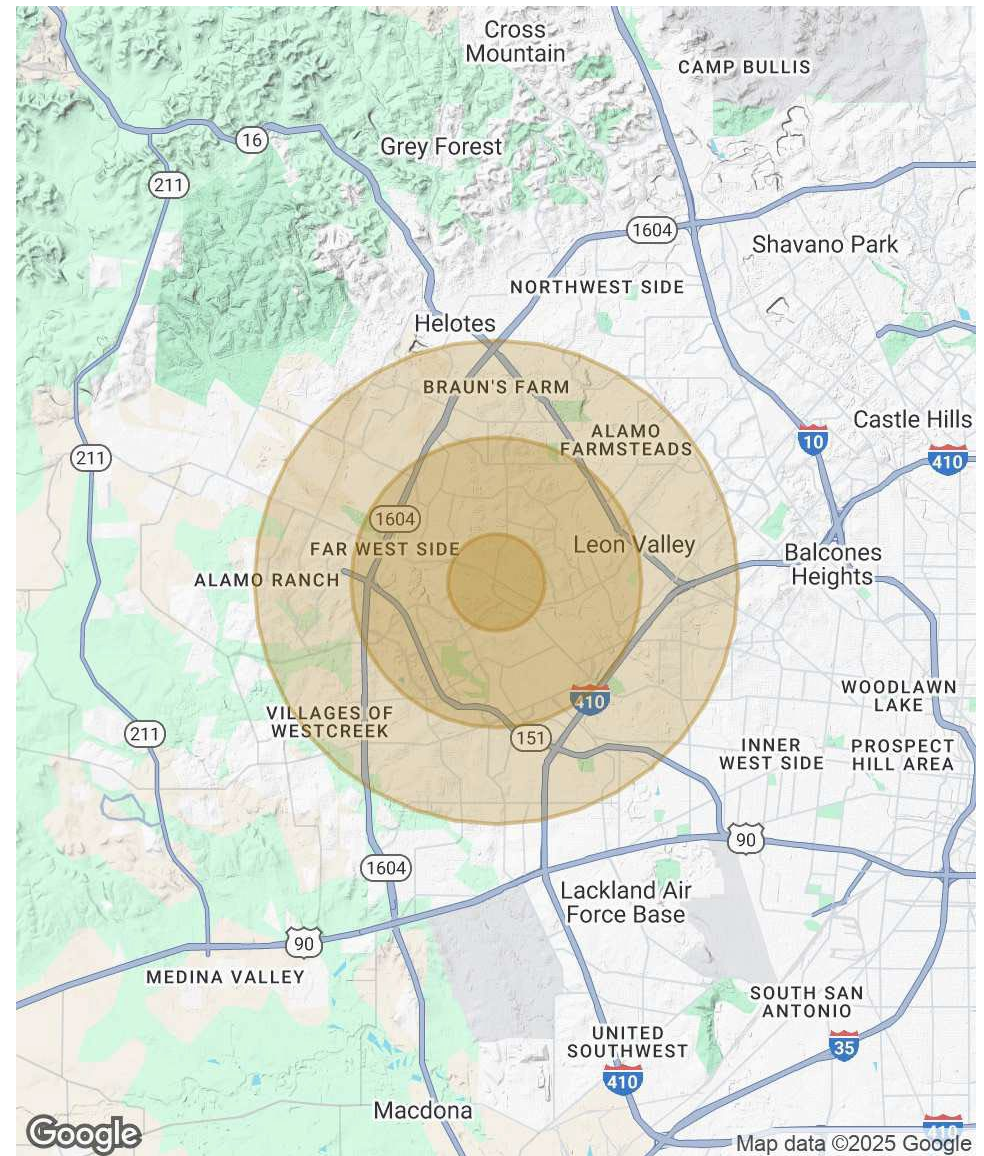
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,140	120,075	352,459
Average Age	39	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	39	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,937	44,498	128,123
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$100,981	\$97,718	\$98,728
Average House Value	\$244,560	\$255,565	\$265,754

Demographics data derived from [AlphaMap](#)



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